

DRAFT



## *Comprehensive Planning and Growth Management Act Basics*

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PLANNING

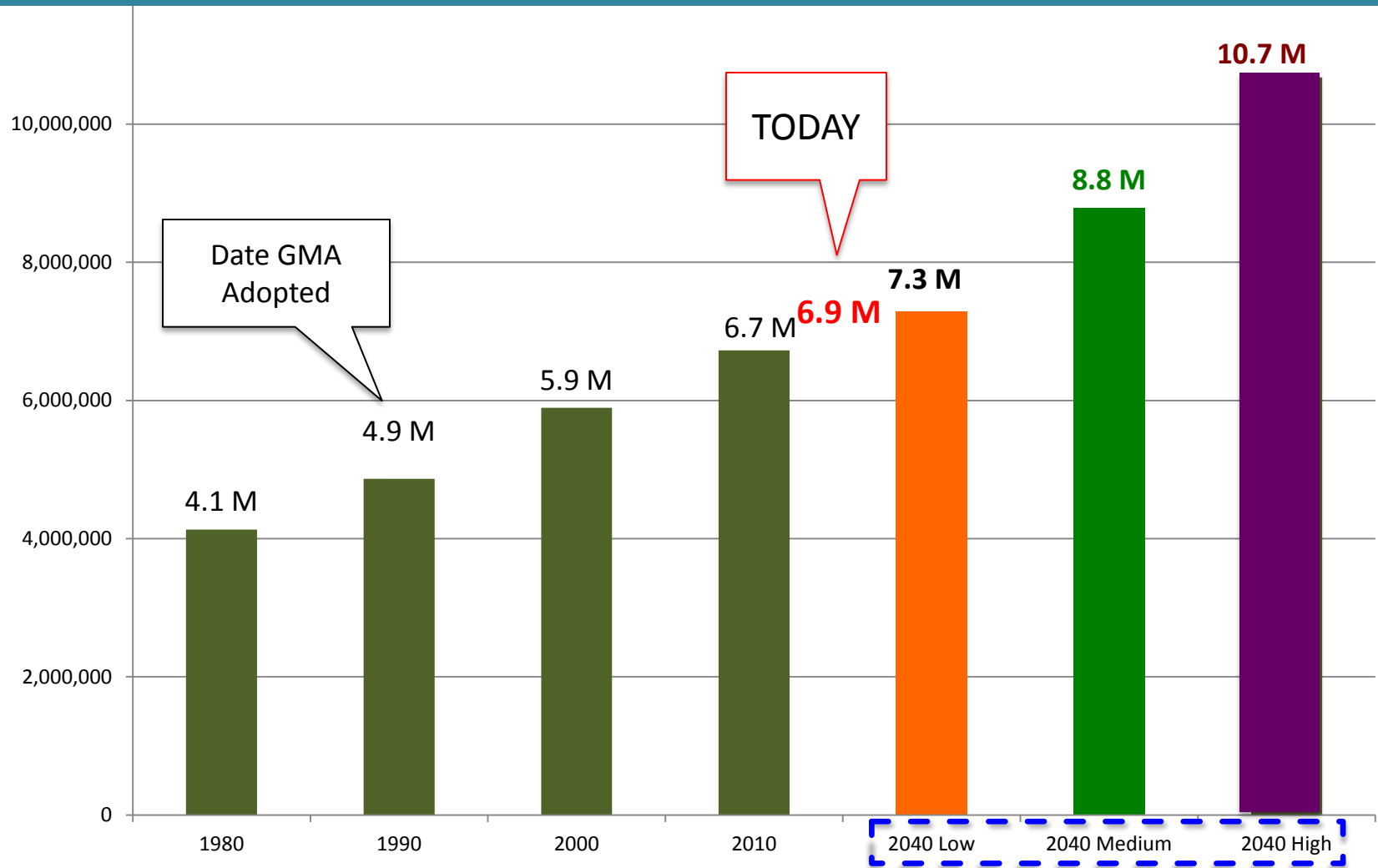
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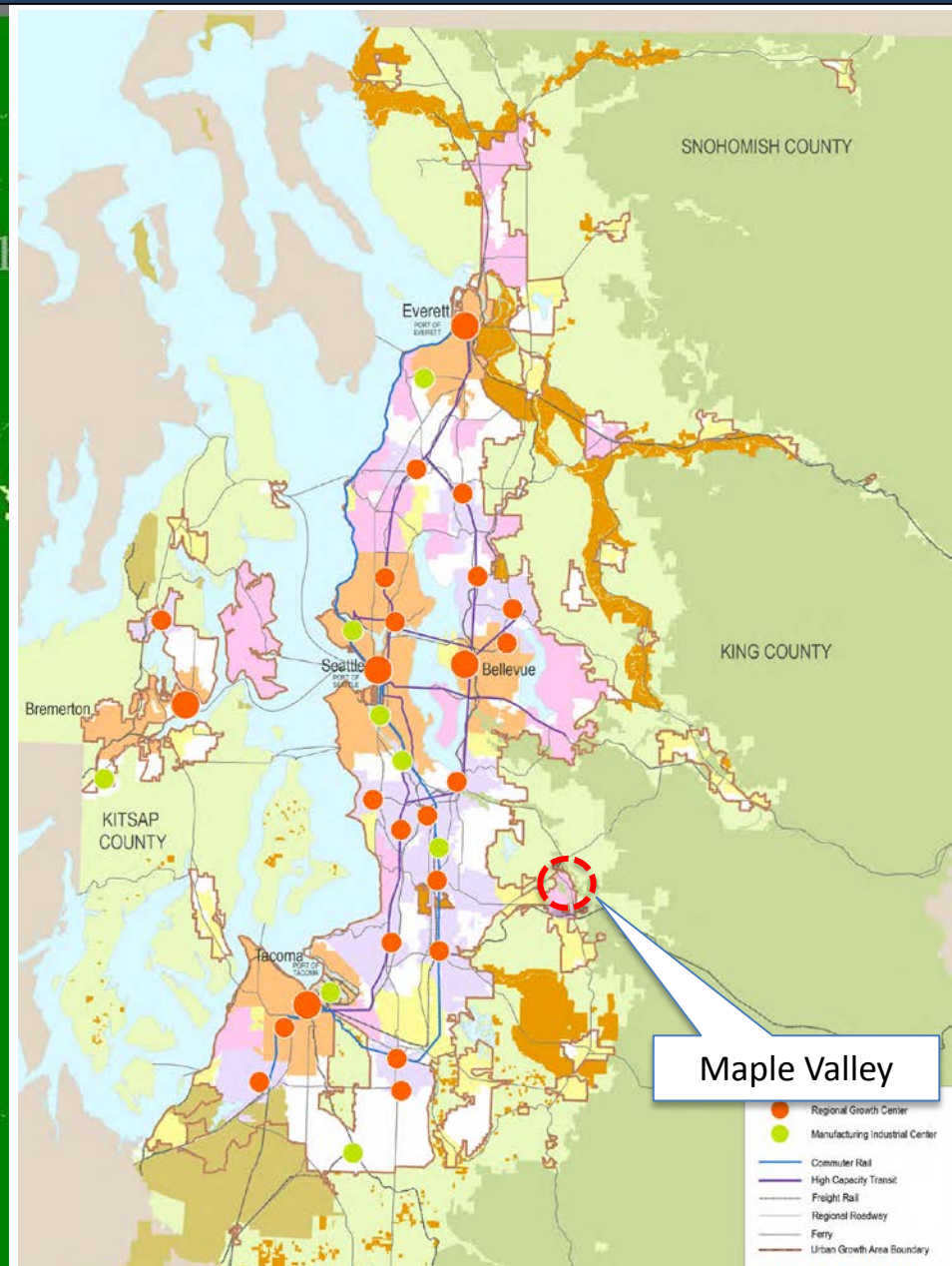
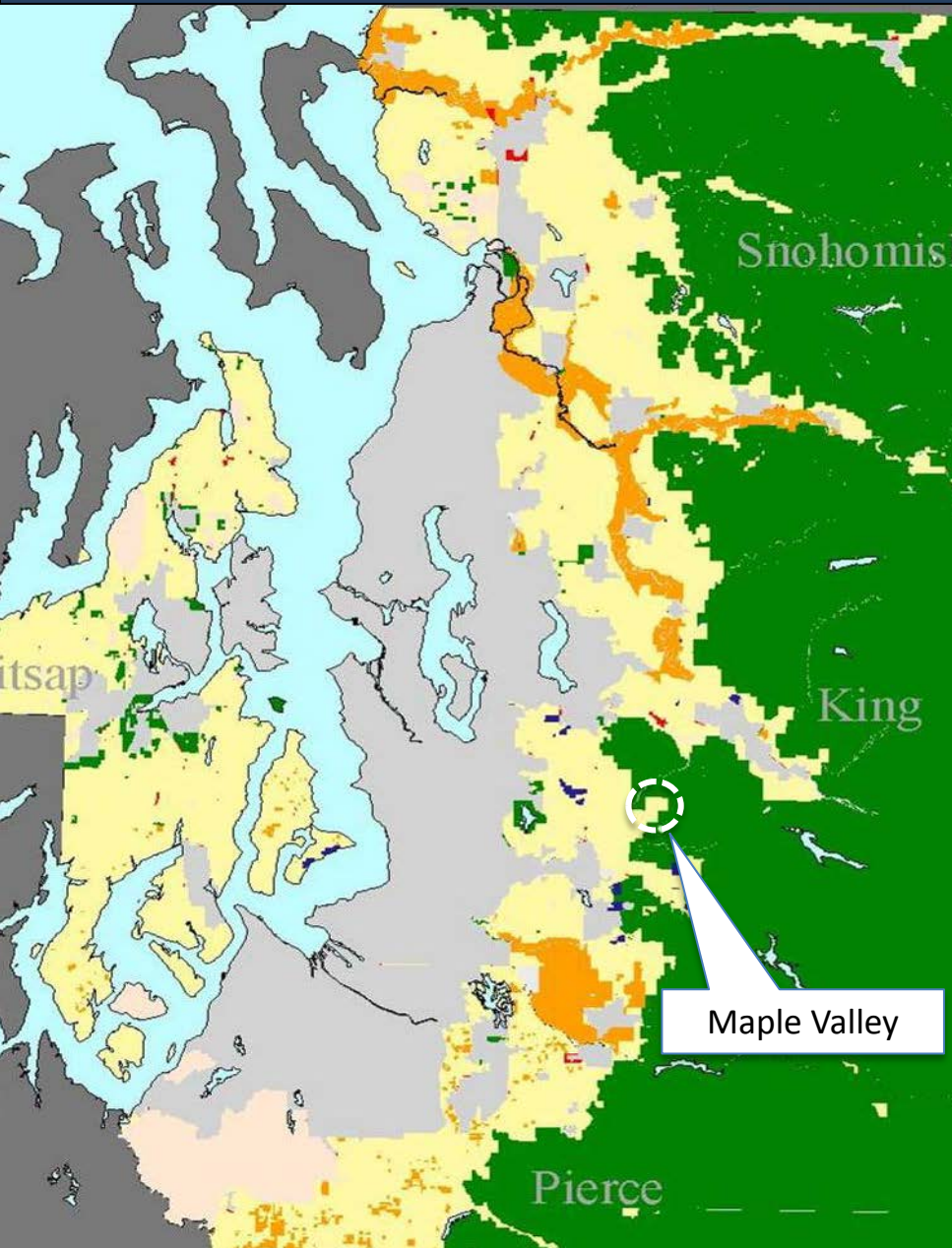


# Comprehensive Plans give cities the tools to manage Our state's and region's dramatic growth and change



Source: U.S. Census and Washington State Office of Financial Management

# Maple Valley's Place in the Central Puget Sound Region





# Councils adopt GMA Plans, Regulations and Capital Budgets

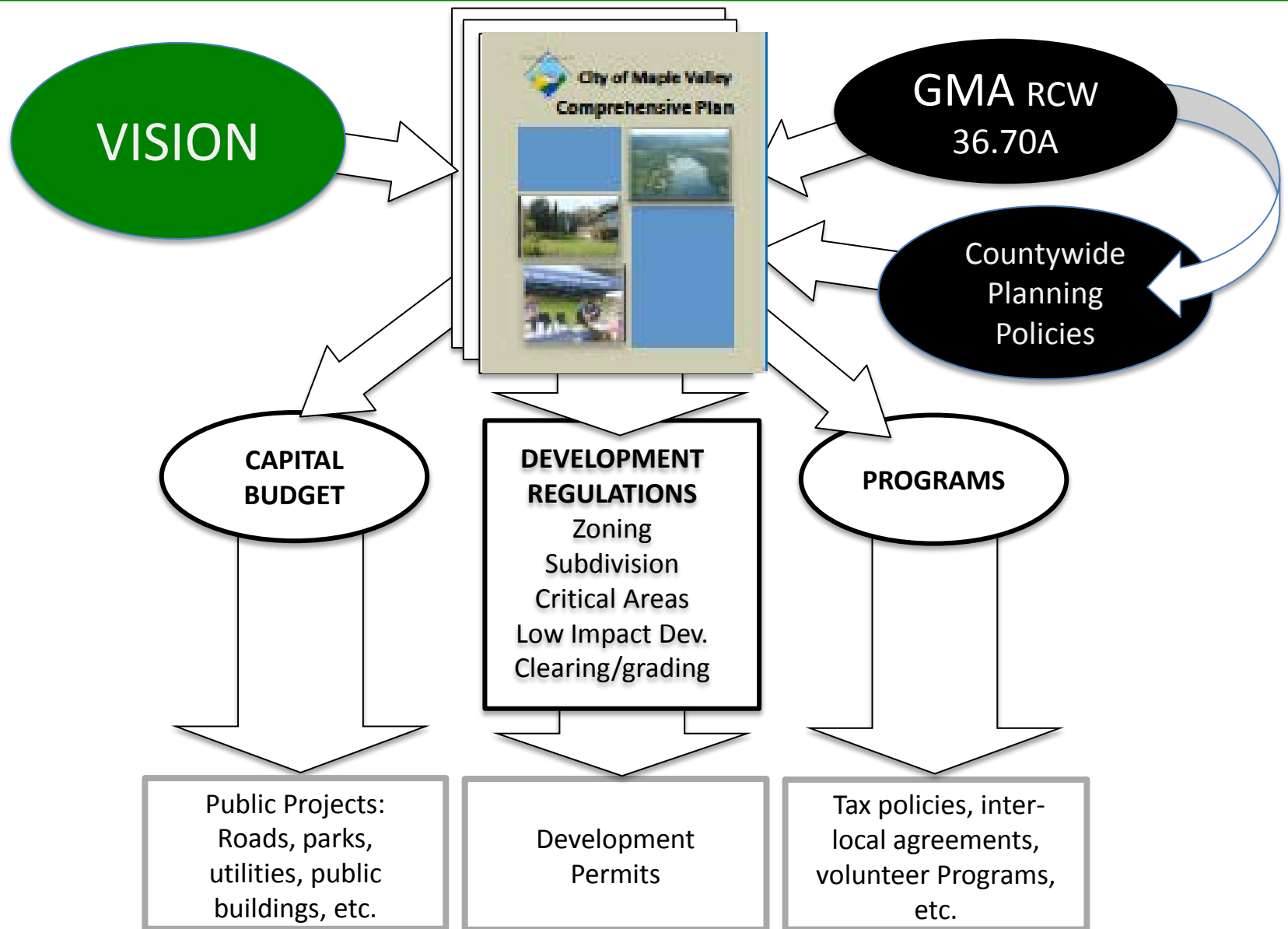


# The Role of the Planning Commission in GMA planning

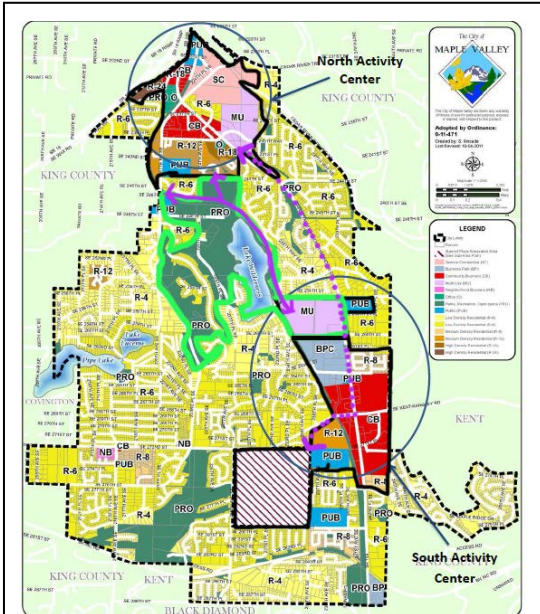


- The primary hearing body on proposed amendments to the comprehensive plan and development regulations.
- Weigh the evidence and public input and deliberate before reaching conclusions.
- Forward a recommendation to the elected council for their consideration.

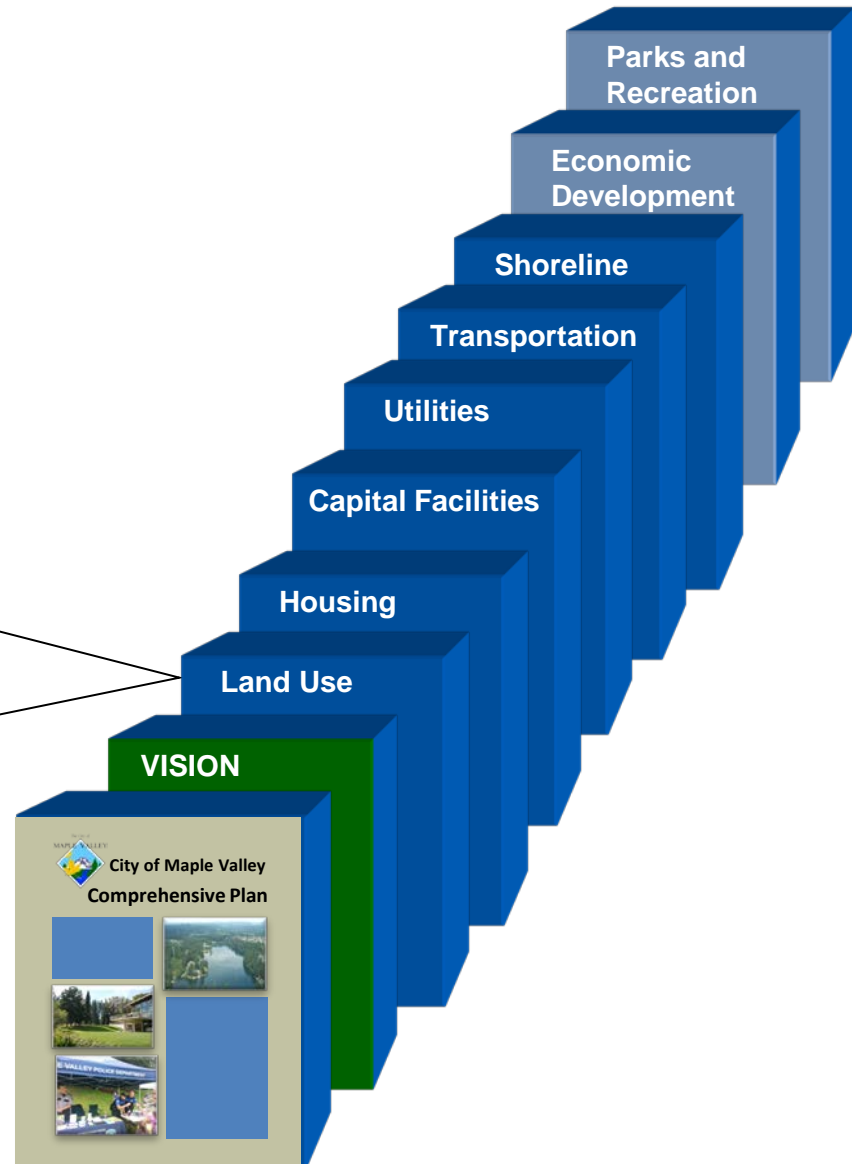
# A Comprehensive Plan starts with VISION, complies with GMA Goals and Requirements, and is implemented through codes, projects & programs



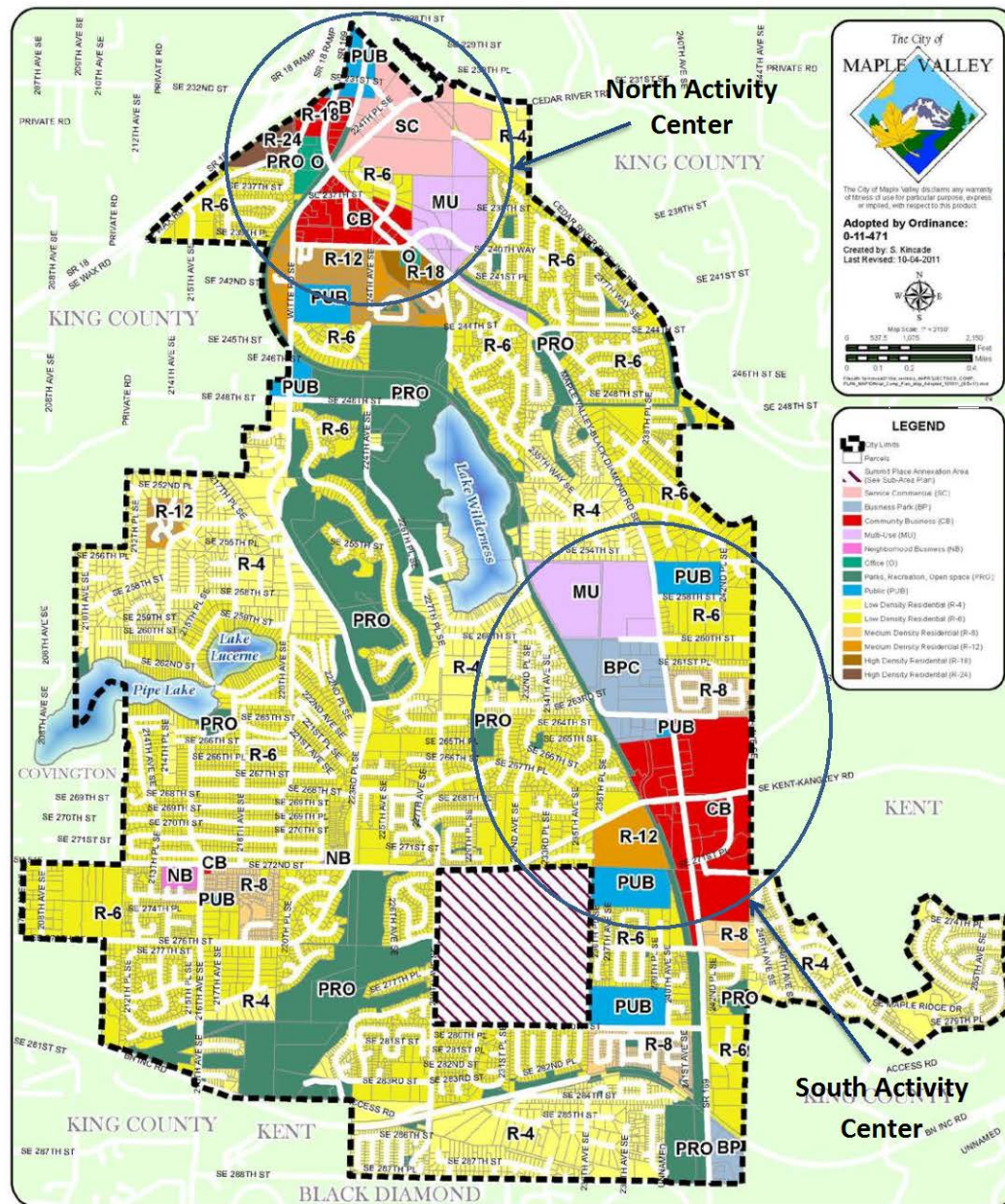
# Comprehensive Plan Elements (Chapters)



Future Land Use Map





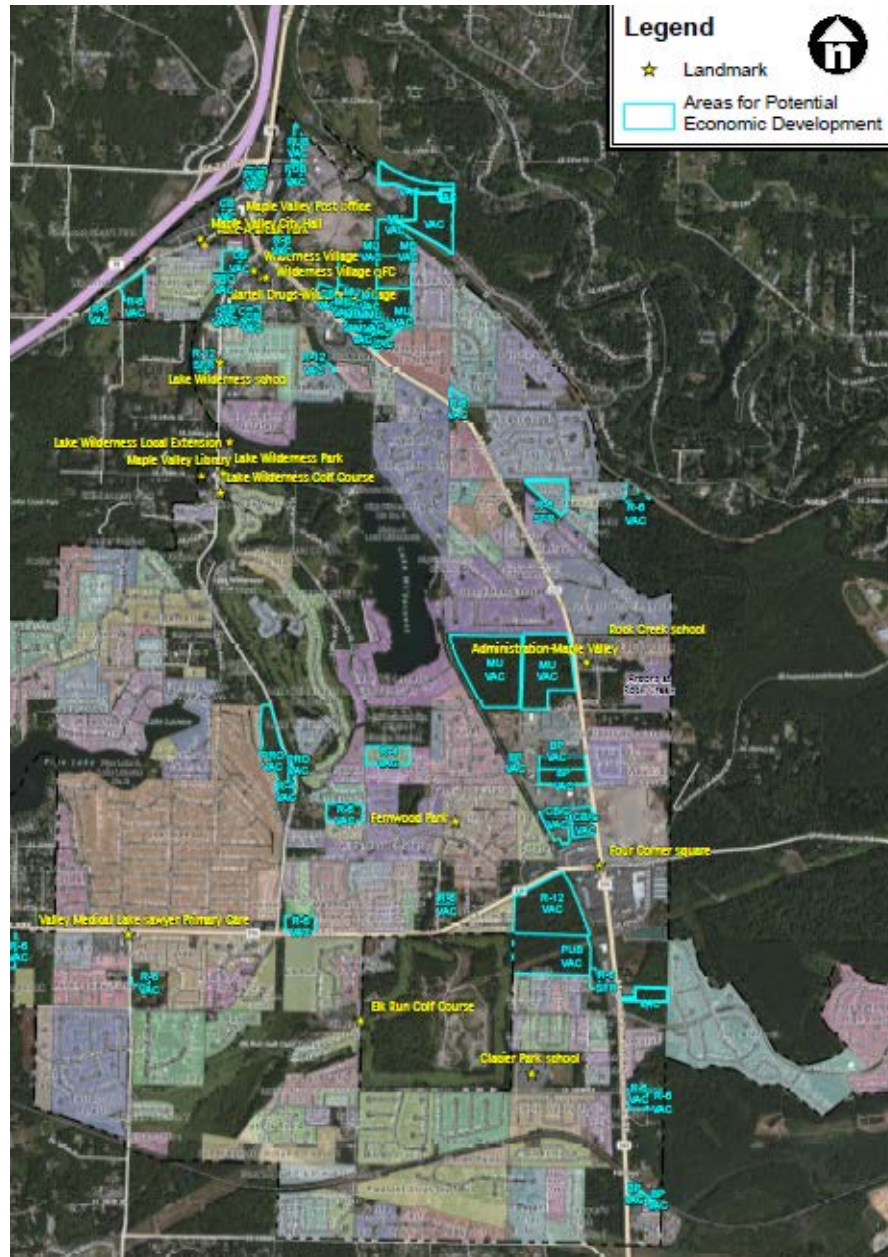


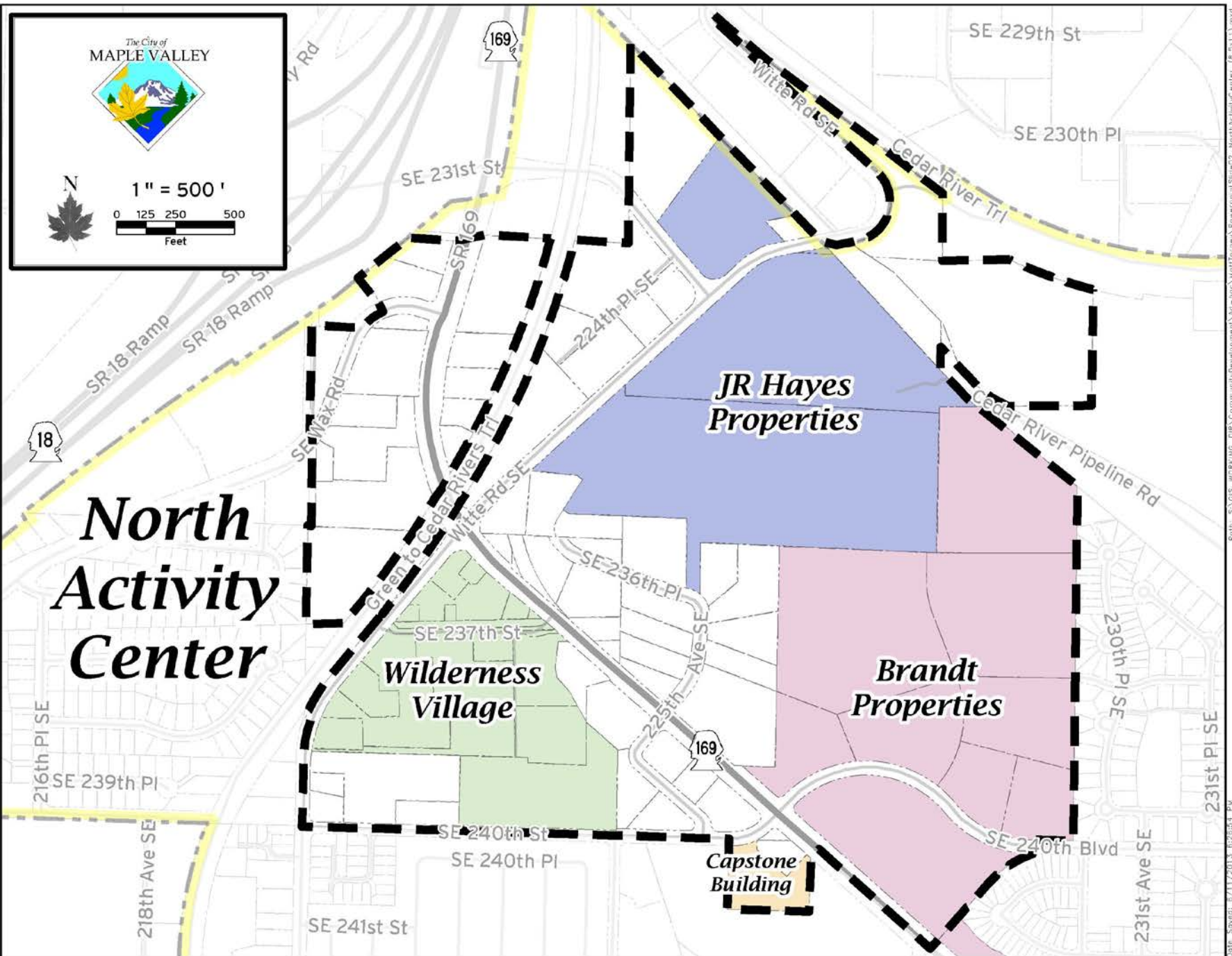
# City of Maple Valley Official Comprehensive Planning Map

AS RECOMMENDED BY THE  
COMMUNITY DEVELOPMENT DEPARTMENT  
AND THE PLANNING COMMISSION AND  
ADOPTED BY CITY COUNCIL  
ADOPTED: October 16, 2011, Ordinance No. 0-11-471



# Vacant Land







The City of  
**MAPLE VALLEY**



1" = 1,000'

0 250 500 1,000  
Feet

**South  
Activity  
Center**

**Four  
Corners  
Square**

**Maple Valley  
Town Square**

**Safeway  
Plaza**

**Summit  
Place**

169

SE 258th St

SE 260th St

SE 261st Pl

SE 262nd Pl

SE 264th St

SE 262nd St

SE Kent-Kangley Rd

SE 268th St

SE 268th St

516

SR 516

SE 276th St

240th Ave SE

169

245th Ave SE

SE 278th St

SE 279th St

SE 280th St

228th Ave SE

228th Ave SE

234th Ave SE

Green to Cedar Rivers Trl

Summit Landsburg Rd

SE Maple Ridge Dr